

049.A

0002

0006.E

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

366,600 /

366,600

USE VALUE:

366,600 /

366,600

ASSESSED:

366,600 /

366,600

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 47 |        | MYSTIC ST, ARLINGTON  |

| OWNERSHIP | Unit #: | 6E |
|-----------|---------|----|
|-----------|---------|----|

|                        |  |  |
|------------------------|--|--|
| Owner 1: CHEN YUHCHYAU |  |  |
|------------------------|--|--|

|          |  |  |
|----------|--|--|
| Owner 2: |  |  |
|----------|--|--|

|          |  |  |
|----------|--|--|
| Owner 3: |  |  |
|----------|--|--|

|                             |  |  |
|-----------------------------|--|--|
| Street 1: 2 TIMBERFIELD WAY |  |  |
|-----------------------------|--|--|

|           |  |  |
|-----------|--|--|
| Street 2: |  |  |
|-----------|--|--|

|                     |  |  |
|---------------------|--|--|
| Twn/City: PITTSFORD |  |  |
|---------------------|--|--|

|             |        |  |            |
|-------------|--------|--|------------|
| St/Prov: NY | Cntry: |  | Own Occ: Y |
|-------------|--------|--|------------|

|               |  |       |
|---------------|--|-------|
| Postal: 14534 |  | Type: |
|---------------|--|-------|

|                |  |  |
|----------------|--|--|
| PREVIOUS OWNER |  |  |
|----------------|--|--|

|          |  |  |
|----------|--|--|
| Owner 1: |  |  |
|----------|--|--|

|          |  |  |
|----------|--|--|
| Owner 2: |  |  |
|----------|--|--|

|           |  |  |
|-----------|--|--|
| Street 1: |  |  |
|-----------|--|--|

|           |  |  |
|-----------|--|--|
| Twn/City: |  |  |
|-----------|--|--|

|          |        |  |
|----------|--------|--|
| St/Prov: | Cntry: |  |
|----------|--------|--|

|         |  |  |
|---------|--|--|
| Postal: |  |  |
|---------|--|--|

|                       |  |  |
|-----------------------|--|--|
| NARRATIVE DESCRIPTION |  |  |
|-----------------------|--|--|

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R7   | APTS MED    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6038  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 366,600        |            |            | 366,600     |                   | 126651    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/27/17  |



## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 126651   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/10/20       | 19:14:20 |
| LAST REV       |          |
| Date           | Time     |
| 10/27/17       | 10:04:39 |
| danam          |          |
| 4175           |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

## SALES INFORMATION

| TAX DISTRICT   |           | PAT ACCT. |           |           |            |    |     |       |       |
|----------------|-----------|-----------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor        | Legal Ref | Type      | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| DEVITO MARIE F | 23362-323 |           | 6/29/1993 |           | 103,000    | No | No  | Y     |       |

## BUILDING PERMITS

| Date       | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|
| 10/27/2017 |        |         |        |     |            |          |            |         |
| 5/6/2000   |        |         |        |     |            |          |            |         |

## ACTIVITY INFORMATION

| Date     | Result | By  | Name    |
|----------|--------|-----|---------|
| Measured |        | DGM | D Mann  |
|          |        | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

|                                 |                 |   |     |                           |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
|---------------------------------|-----------------|---|-----|---------------------------|-------------------------|------|-----|------------------------------|------------|-------------------------|--------------|----------------------|-----------|------------------------|------------|------------------------------------|---------|--------------|----|--|--|--|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                 |   |     | <b>BATH FEATURES</b>      |                         |      |     | <b>COMMENTS</b>              |            |                         |              | <b>SKETCH</b>        |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Type: 7                         | - Condo Garden  |   |     | Full Bath: 1              | Rating: Average         |      |     | 641-1439, Building Number 1. |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Sty Ht: 1                       | - 1 Story       |   |     | A Bath:                   | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| (Liv) Units: 1                  | Total: 1        |   |     | 3/4 Bath:                 | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Foundation: 1                   | - Concrete      |   |     | A 3QBth:                  | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Frame: 2                        | - Steel         |   |     | 1/2 Bath: 0               | Rating: Average         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Prime Wall: 8                   | - Brick Veneer  |   |     | A HBth:                   | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Sec Wall:                       |                 |   |     | OthrFix:                  | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Roof Struct: 4                  | - Flat          |   |     | <b>OTHER FEATURES</b>     |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Roof Cover: 4                   | - Tar & Gravel  |   |     | Kits: 1                   | Rating: Average         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Color: BRICK                    |                 |   |     | A Kits:                   | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| View / Desir: N                 | - NONE          |   |     | Fppl: 0                   | Rating: Average         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                 |   |     | WSFlue:                   | Rating:                 |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Grade: C                        | - Average       |   |     | <b>CONDOS INFORMATION</b> |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Year Blt: 1971                  | Eff Yr Blt:     |   |     | Location: R               | - Rear                  |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Alt LUC:                        | Alt %:          |   |     | Total Units:              |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Jurisdict:                      | Fact: .         |   |     | Floor: 1                  | - 1st Floor             |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Const Mod:                      |                 |   |     | % Own: 1.789999962        |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Lump Sum Adj:                   |                 |   |     | Name: 23                  | - 6038                  |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                 |   |     | <b>DEPRECIATION</b>       |                         |      |     | <b>REMODELING</b>            |            |                         |              | <b>RES BREAKDOWN</b> |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Avg Ht/FL: STD                  |                 |   |     | Phys Cond: AV             | - Average               |      |     | 28.                          | %          | Exterior:               | No Unit      | RMS                  | BRS       | FL                     |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Prim Int Wall: 2                | - Plaster       |   |     | Functional:               |                         |      |     |                              | %          | Interior:               | 1            | 4                    | 2         | 0                      |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Sec Int Wall:                   |                 |   |     | Economic:                 |                         |      |     |                              | %          | Additions:              |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Partition: T                    | - Typical       |   |     | Special:                  |                         |      |     |                              | %          | Kitchen:                |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Prim Floors: 4                  | - Carpet        |   |     | Override:                 |                         |      |     |                              | %          | Baths:                  |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Sec Floors:                     |                 |   |     | Total:                    | 28.8 %                  |      |     |                              |            | Plumbing:               |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Bsmnt Flr:                      |                 |   |     | <b>CALC SUMMARY</b>       |                         |      |     |                              |            | Electric:               |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Subfloor:                       |                 |   |     | Basic \$ / SQ:            | 320.00                  |      |     |                              |            | Heating:                |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Bsmnt Gar:                      |                 |   |     | Size Adj.: 1.12565172     |                         |      |     |                              |            | General:                |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Electric: 3                     | - Typical       |   |     | Const Adj.: 1.00909925    |                         |      |     |                              |            | <b>SUB AREA</b>         |              |                      |           | <b>SUB AREA DETAIL</b> |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Insulation: 2                   | - Typical       |   |     | Adj \$ / SQ: 363.486      |                         |      |     |                              |            | Code                    | Description  | Area - SQ            | Rate - AV | Undepr Value           | Sub Area   | % Usbl                             | Descrip | % Type       | Qu | # Ten                                    |  |  |  |  |  |  |
| Int vs Ext: S                   |                 |   |     | Other Features: 32836     |                         |      |     |                              |            | GLA                     | Gross Liv Ar | 959                  | 363.490   | 348,583                |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Heat Fuel: 3                    | - Electric      |   |     | Grade Factor: 1.00        |                         |      |     |                              |            | <b>COMPARABLE SALES</b> |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Heat Type: 6                    | - Elec Base/B   |   |     | NBHD Inf: 1.35000002      |                         |      |     |                              |            | Rate                    | Parcel ID    | Typ                  | Date      | Sale Price             |            |                                    |         |              |    |  |  |  |  |  |  |  |
| # Heat Sys:                     |                 |   |     | NBHD Mod:                 |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| % Heated: 100                   |                 |   |     | LUC Factor: 1.00          |                         |      |     |                              |            | WtAv\$/SQ:              | AvRate:      | Ind.Val              |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| Solar HW: NO                    | Central Vac: NO |   |     | Adj Total: 514916         |                         |      |     |                              |            | Juris. Factor:          |              | Before Depr:         | 490.71    |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| % Com Wall                      | % Sprinkled:    |   |     | Depreciation: 148296      |                         |      |     |                              |            | Special Features:       | 0            | Val/Su Net:          | 382.27    |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
|                                 |                 |   |     | Deprecated Total: 366620  |                         |      |     |                              |            | Final Total:            | 366600       | Val/Su SzAd:         | 382.27    |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
| <b>MOBILE HOME</b>              |                 |   |     | Make:                     |                         |      |     | Model:                       |            |                         |              | Serial #:            |           |                        |            | Year:                              | Color:  |              |    | <b>IMAGE</b>                             |  |  |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                 |   |     |                           |                         |      |     |                              |            |                         |              |                      |           |                        |            | <b>PARCEL ID</b> 049.A-0002-0006.E |         |              |    | <b>AssessPro Patriot Properties, Inc</b> |  |  |  |  |  |  |
| Code                            | Description     | A | Y/S | Qty                       | Size/Dim                | Qual | Con | Year                         | Unit Price | D/S                     | Dep          | LUC                  | Fact      | NB Fa                  | Appr Value | JCod                               | JFact   | Juris. Value |    |  |  |  |  |  |  |  |
| More: N                         |                 |   |     |                           | Total Yard Items:       |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
|                                 |                 |   |     |                           | Total Special Features: |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
|                                 |                 |   |     |                           |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |
|                                 |                 |   |     |                           |                         |      |     |                              |            |                         |              |                      |           |                        |            |                                    |         |              |    |  |  |  |  |  |  |  |